061.A	0006	0002.0	1 of 1	Condominium	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 200,300 / 200,300
					USE VALUE: 200,300 / 200,300
					ASSESSED: 200,300 / 200,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: F2

Owner 1:	CATALDI MAUREEN
Owner 2:	
Owner 3:	
Street 1:	6 COLONIAL VILLAGE DR
Street 2:	UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PEIRIS ROSHAN V -
Owner 2:	-
Street 1:	5 GREAT ROCK RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 450 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	200,300			200,300
Total Card	0.000	200,300			200,300
Total Parcel	0.000	200,300			200,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.11 | /Parcel: 445.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 061.A-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	200,300	0	.		200,300		Year end	12/23/2021
2021	102	FV	197,500	0	.		197,500		Year End Roll	12/10/2020
2020	102	FV	192,100	0	.		192,100	192,100	Year End Roll	12/18/2019
2019	102	FV	175,700	0	.		175,700	175,700	Year End Roll	1/3/2019
2018	102	FV	132,400	0	.		132,400	132,400	Year End Roll	12/20/2017
2017	102	FV	103,500	0	.		103,500	103,500	Year End Roll	1/3/2017
2016	102	FV	101,400	0	.		101,400	101,400	Year End	1/4/2016
2015	102	FV	90,000	0	.		90,000	90,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEIRIS ROSHAN V	70090-178		10/17/2017		235,600	No	No		
HAYES NANCY B--	46470-590		11/14/2005		165,000	No	No		
HAYES NANCY B	22992-401		3/18/1993			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2010	459	Inter-De	2,900					

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2021	Other Change	JO	Jenny O
2/1/2018	SQ Returned	EMK	Ellen K
10/19/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6021																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/30/21	02:06:16

LAST REV

Date	Time
08/10/21	10:18:39
jorourke	

PAT ACCT.: 5384

User Acct: 127507
GIS Ref:
GIS Ref:
Insp Date: 10/19/17

!5384!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	127507
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	S10 - Size 10		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	
% Own:	0.657700002
Name:	9 - 6021

DEPRECIATION

Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.6 %

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.83333337
Const Adj.:	0.95444989
Adj $ / SQ:	568.693
Other Features:	32658
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288569
Depreciation:	88302
Depreciated Total:	200267

COMMENTS

Building Number 6.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	2	BRs:	1	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	2	1	0
Totals			
1	2	1	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	568.69
Special Features:	0	Val/Su Net:	445.11
Final Total:	200300	Val/Su SzAd	445.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	450	568.690	255,912
Net Sketched Area:		450	Total:	255,912
Size Ad	450	Gross Area	450	FinArea 450

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

061.A-0006-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: